

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

6/4/24 5:07 pm

CLERK

U.S. BANKRUPTCY

COURT - WDPA

IN RE:)
Arnold J. Rose, III) BANKRUPTCY NO. 20-21805-GLT
Debtor) CHAPTER NO. 13
Arnold J. Rose, III) Related to Document Number 95
Movant)
PennyMac Loan Services, LLC, Creditor)
PSECU, Creditor)
Ronda J. Winnecour, Trustee)
Respondents) Hearing Date & Time: 06/12/2024 at 10:30 a.m.

**STIPULATION RESOLVING PSECU'S RESPONSE TO DEBTOR'S MOTION TO SELL REAL
PROPERTY FREE AND CLEAR OF ALL MORTGAGES, LIENS, AND ENCUMBRANCES IN
ACCORDANCE WITH LOCAL BANKRUPTCY RULE 6004-2**

NOW the 4th day of June, 2024, upon consideration of the Stipulation Resolving PSECU's Response to Debtor's above-captioned Motion in the above-captioned proceedings, in advance of the hearing scheduled June 12, 2024, and with the consent of the parties; it is

ORDERED, ADJUDGED AND DECREED that:

1. That PSECU agrees to be paid in full from the proceeds of the Debtor's real property so cited in Debtor's above Motion.
2. That the closing agent for the aforesaid sale of real property is to contact Respondent's counsel before closing of the sale to request an updated payoff for the account referenced within Proof of Claim 7 in this case.

Dated: 6/4/24


Honorable Gregory L. Taddonio
United States Bankruptcy Judge

/s/ Garry Masterson

Attorney for Respondent
Garry Masterson (CA297208)
Weltman, Weinberg & Reis Co., L.P.A.
965 Keynote Circle
Cleveland, OH 44131
216-672-6984
gmasterson@weltman.com

/s/ Bryan P. Keenan

Attorney For Debtor
Bryan P. Keenan (PA89056)
Bryan P. Keenan & Associates,
P.C.
993 Greentree Road, Suite 201
Pittsburgh, PA 15220
412-922-5116
Keenan662@gmail.com

/s/ James Warmbrodt

For Trustee Ronda J. Winnecour
600 Grant St., Ste 3250
Pittsburgh, PA 15219
cmecf@chapter13trusteewdpa.com

In re:
Arnold J. Rose, III
Debtor

Case No. 20-21805-GLT
Chapter 13

District/off: 0315-2
Date Rcvd: Jun 05, 2024

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 07, 2024:

Recip ID	Recipient Name and Address
db	+ Arnold J. Rose, III, 14 Dinell Drive, Pittsburgh, PA 15221-4563

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 07, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 5, 2024 at the address(es) listed below:

Name	Email Address
Bryan P. Keenan	on behalf of Debtor Arnold J. Rose III keenan662@gmail.com, melindap662@gmail.com;keenan.bryanh.r106644@notify.bestcase.com;ciennal662@gmail.com
Denise Carlon	on behalf of Creditor PENNYMAC LOAN SERVICES LLC dcarlon@kmllawgroup.com
Garry Alan Masterson	on behalf of Creditor PSECU pitcf@weltman.com gmasterson@weltman.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com btemple@bernsteinlaw.com;aepiscopo@bernsteinlaw.com;kebeck@ecf.courtdrive.com;agilbert@bernsteinlaw.com
Maria Miksich	on behalf of Creditor PENNYMAC LOAN SERVICES LLC mmiksich@kmllawgroup.com
Mario J. Hanyon	

District/off: 0315-2

User: auto

Page 2 of 2

Date Rcvd: Jun 05, 2024

Form ID: pdf900

Total Noticed: 1

on behalf of Creditor WELLS FARGO BANK N.A. wbefcf@brockandscott.com, mario.hanyon@brockandscott.com

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmeclf@chapter13trusteewdpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com

Thomas Song

on behalf of Creditor WELLS FARGO BANK N.A. pawb@fedphe.com

TOTAL: 10